

Applicants are reminded that all Return Receipts
From the Certified Mail of Public Hearing must be submitted prior to
Public Hearing for application to be heard.

**All Applicants and Property Owners
and/or their Legal Representative Must be Present**

LEGAL REPRESENTATION MUST BE EITHER AN ATTORNEY OR RECORDED POWER
OF ATTORNEY

AGENDA
NOTICE OF MEETING
WARRICK COUNTY AREA BOARD OF ZONING APPEALS

Regular meeting to be held in the Commissioners Meeting Room,
Third Floor, Historic Courthouse,
Boonville, Indiana
September 26, 2016 at 6:00 P.M.
North & South doors of the Historic Courthouse open at 5:40 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the Minutes of the last regular meeting held August 22, 2016.

VARIANCE:

BZA-V-16-12

APPLICANT & OWNER: Thomas & Jennifer Weber

PREMISES AFFECTED: Property located on the W side of River Bluff Dr. approximately 730' S of the intersection formed by River Bluff Dr. & Pollack Ave, Lots 13 & Pt. Lot 12 River Bluff Sub. Ohio Twp. (*Complete legal on file*) 6155 River Bluff Dr.

NATURE OF CASE: Applicants request a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be issued for an addition to the residence not meeting the minimum 25' front yard setback and encroaching into the 25' building setback line and an addition not meeting the minimum 25' rear yard requirement in an "R-1" One Family Dwelling zoning district. *Advertised in the Standard September 15, 2016.*

BZA-V-16-13

APPLICANT: Diane M. Roth

OWNER: Eric Wetzel

PREMISES AFFECTED: Property located on the N side of Gemlich Rd. approximately 700' W of the intersection formed by Gemlich Rd. (S 200) & Bullocktown Rd. (E 75), Parcel 2A Gemlich Rd. Minor Sub. II, Boon Twp. (*Complete legal on file.*) 422 E. Gemlich Rd.

NATURE OF CASE: Applicant requests a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit to be amended to allow living quarters in an unattached accessory building on property with an existing residence in an "A" Agriculture zoning district. *Advertised in the Standard September 15, 2016.*

SPECIAL USE:

BZA-SU-16-14

APPLICANT: Prime Foods Holdings, LLC, by Ronald Bennett, Gen. Mgr.

OWNERS: Prime Foods Holdings, LLC, by Ronald Bennett, Gen. Mgr. (Pcl. 16) & Midwest Coal Reserves of Indiana, LLC, by Robert F. Bruer, V.P. (Pcl 1-15)

PREMISES AFFECTED: Property located on the E side S.R. 61 & the N side of Kelly Rd. approximately 3,000' E & 2,300" N of the intersection formed by S. R. 61 & Kelly Rd.(N 600). Hart Twp. (*Complete legal on file.*)

NATURE OF CASE: Applicant requests a Special Use (SU 5) from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a commercial facility for a confined feeding operation for laying hens and egg productions in an "A" Agriculture and "CON" Recreation and Conservancy zoning district. *Advertised in the Standard September 15, 2016.*

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business.